

Following are to address to the Campus Industrial and College site, but the underline principle applies to the entire EVS project.

1. Local traffic

- Evergreen's traffic pattern is one-way flow through limited number of key streets in the East-West direction.
- All those streets are already at capacity resulting in long delays at or exceed acceptable delays in all major Evergreen intersections.
- Evergreen Vision Strategy will increase Evergreen's population by up to an additional 30%.
- Proposed development is concentrated in only 5% of the Evergreen.
- Majority of the proposed housing are located at the eastern side of Evergreen accessible only by cars.
- Without major road upgrade or construction of new road, these additional very high density housing units will cause lot more congestion and even more unacceptable travel delays.

(EVS proposed 5,700 housing units, about 58% of them are condo/townhouse, other 42% have average lot size about 3,000 ft² with only 50 new homes have largest size lot of 4,500 ft². Note that, most of our homes sit on lots ranging from 6,000 to 8,000 ft².)

- No meaningful East-West direction traffic improvement proposed in the Base Transportation Investments.

The proposed EVS Base Transportation Investments DO NOT EVEN address the existing major local traffic problems we already face let alone any of the problems the new development will cause.

(We keep hearing the Planning Department tell us that the root cause of traffic problem is that the Campus Industrial never developed into an industrial base. Their cure is to build dense housing units instead of offices/industrial in Campus Industrial and with mitigations that do not even address the existing traffic problems.)

- **Building additional houses in Campus Industrial and College site shall depends on maintaining Aborn and Capital at LOS D. (The worse case should be better than or equal to current traffic situation)**
- **Please explain why should residents support a worse situation without any meaningful benefit to themselves or future generations of resident?**

2. Fowler Creek Park

- Eight years have passed by, developers have built all amenities called for in ESP with one exception – Fowler Creek Park, currently the home of the snakes and other non-taxpayers...
- Why have two new parks constructed in Evergreen within last two years but not Fowler Creek Park, even though ESP already generated \$5.2M paid to the city for express purpose of Fowler Creek Park construction.
- Eight years of delay have turned this \$5.2M into inadequacy. It is no longer enough to build the Fowler Creek Park
- We the residents want the Fowler Creek Park to be paid for and build as specified in its master plan.

3. School

- The proposal for Campus Industrial **fails** to reserve enough land to serve the increasing student population. The proposal only reserve 10 acres for park/school, which is not even enough for a school.
- The elementary school district requested 14 acres for a new school. **Where** is the accommodation for this requirement?
- During the last EVS meeting, an EESD's board member stated that the middle school is at capacity. **Where** in the plan is this fact addressed?
- Current plans make no provision for the option to support a new high school although it is abundantly clear that Evergreen has only two high schools and both are already overcrowd. **Where** in the plan is this fact addressed?

4. Amenity

- In the proposals before us, 65% of the Amenity funding from Evergreen Vision Strategy is generated from Campus Industrial site, but 0% of the amenities will be developed for the benefit of that resulting neighborhood.
- There is no neighborhood park for the Campus Industrial site. Considering the development of this magnitude, at least one neighborhood parks should be located within the Campus Industrial site.
- Only after the basic necessities (school and neighborhood parks) are satisfied, than sports-facility can be considered. In Evergreen, there are two major sport-activities for kids with more than 3,000 kids participate in soccer, and more than 2,000 kids participate in Ice Skating. There is also a much less popular one with about 600 kids participating in Little League. If any sports facility to be builds, all three sport-activity should have equal access to that facility. After all, those sports are after-school programs, and traditionally use school's field for their activity. For the current land situation, it is best to have combined use with school.

Summary of proposed Evergreen housing development

(Estimate based on 2005-11-16 proposed site maps and "Major Development Application Summary")

Proposed to build total of 5,700 units in Evergreen Area with **NO** real local road improvement
(adding about 25% more housing units in 5% of the land within Evergreen)

(with 10% or more will be low income housing)

Almost all major intersections will be much worse than acceptable traffic delay

58% of the proposed housing units are Condo/Townhouse (up to 33 units per acre)

42% of the proposed housing units are Single family houses with very small lot

- average lot size is about 3,000 ft², only 50 units will have largest lot size of 4,500 ft².

- Note that, most of our houses have lot size of 6,000 ft² or more

Not enough land reserve for the school to address the student population increase

Campus Industrial Site

Located at the end of Yerba Buena Road, just next to our neighborhood

Proposed to build 2,000 housing units on 319 acres of land

Average housing density is 6.27 units per acre (2000/319) for this site

Our neighborhood's average housing density is 3.46 houses per acre (2996/865)

Our neighborhood (Evergreen Specific Plan)'s standard lot size is 6,000 ft²

Proposed Summary:	Townhouse	500 units
	1,300 - 2,500 ft ² lot	525 units
	3,000 - 4,000 ft ² lot	925 units
	4,500 ft ² lot	50 units
	School	10 acres
	Little League	7 acres
	No neighborhood park	

Evergreen College Site

Located at the corner of San Felipe and Yerba Buena

Proposed to build 500 housing units and 195,000 ft² commercial space on 27 acres of land

Average housing density is 33 units per acre (500/15) for this site

summary:	Condominium	450 units
	Townhouse	50 units
	Library	2 acres

Arcadia Site

Located south of Eastridge Mall, next to Capitol Expressway.

Proposed to build 1,875 housing units and 100,000 ft² commercial space on 81 acres of land

Average housing density is 23 units per acre (1875/81) for this site

summary:	Townhouse	275 units	
	Condominium	1600 units	(above commercial space)
	Park / Sports Complex	14 acres	

Pleasant Hills Golf Course Site

Located at the corner of White and Tully, next to Lake Cunningham Park

Proposed to build 825 housing units on 114 acres of land

Average housing density is 7.24 units per acre (825/114) for this site

summary:	3,000 ft ² lot	250 units
	3,600 ft ² lot	200 units
	Townhouse	375 units
	School	10 acres

500 additional Infill housing within Evergreen area

